



Garlondes, East Harling NORWICH NR16 2NR

welcome to

Garlondes, East Harling NORWICH

This 2 bedroom house is situated in the highly sought-after village of East Harling, this property is perfect for First Time Buyers, great opportunity to get on the property ladder. This property also offers 12 solar panels with fitted battery storage.

Entrance Hall

Hard flooring, leading to the lounge

Lounge

hard flooring, window to the front aspect, electric radiator, stairs to the bedrooms.

Kitchen

wall and base units, space for white goods, tiled splash back, extractor fan above cooker, hard flooring throughout.

Garden Room

Carpet flooring, windows to side and rear aspect, electric eco heater, patio doors to rear giving direct access to the garden.

Landing

Carpet flooring, loft hatch, airing cupboard.

Bedroom 1

carpet flooring, window to front aspect, walk in wardrobe, electric heater.

Bedroom 2

carpet flooring, window to rear aspect, electric radiator.

Family Bathroom

Part tiled walls, hand wash basin, window to rear aspect, W/C, large walk in shower, hard flooring.

Loft Space

all solar panel equipment situated in the loft.

Rear Garden

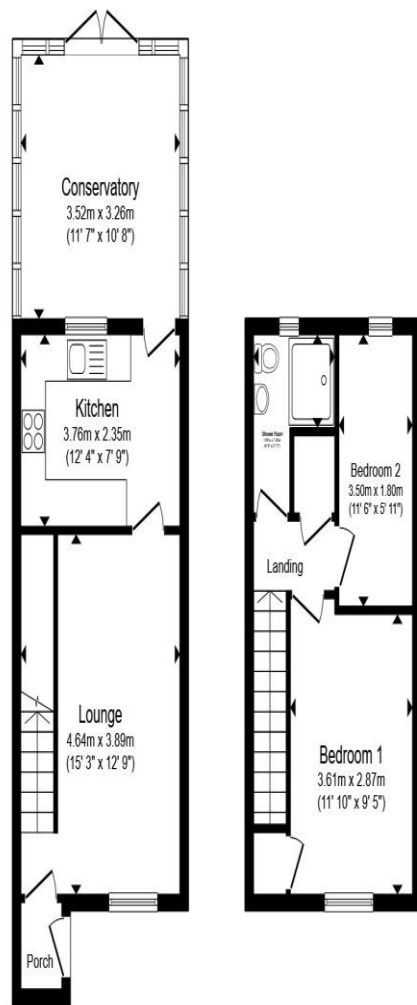
fence for the boundary with a rear gate. patio area with a turfed garden also with offering of a garden shed.

Garage/Parking

allocated parking to the property which is in front of the single garage that comes with the property. The garage is not attached to the property.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor

First Floor

Total floor area 71.2 m² (767 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Garlondes,
East Harling NORWICH

- ****GUIDE PRICE £210,000-£220,000****
- Mid Terraced House
- 2 Brilliantly Sized Bedrooms
- Allocated Parking with Single Garage
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: D
Council Tax Band: B

guide price
£210,000



view this property online williamhbrown.co.uk/Property/DSS111880



Property Ref:
DSS111880 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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